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**Minutes of the North Logan City
City Council
Held on April 20, 2016
At the North Logan City Library, North Logan, Utah**

9 The meeting was called to order by Mayor Lloyd Berentzen at 6:30 p.m.

10
11 Council members present were: Kristen Anderson, Roger Anderson, Damon Cann, John Bailey
12 (via Facetime) and Nancy Potter.

13
14 Others present were: Kevin Bouck, Jaxon Riggs, Nick Bouck, Adam Gibbons, Braxton Bushman,
15 Aaron Hall, Val Potter, Marasol Eliason, Jadin Penigar, Dayton Crites, Jim Gass, Madeleine
16 Waddoups, Lauren & Linda Hayes, Neal & Debra Muncy, Russell Goodwin, Tom Suchoski, Adam
17 Winger, Steve Condie, Lydia Embry, Kim Hawkes, Scott Bennett, Alan Luce, Cordell Batt, Jeff
18 Jorgensen and Marie Wilhelm.

19
20 The Pledge of Allegiance was led by North Logan City Boy Scout Troop 317.

21 An invocation was given by Chief Kim Hawkes.

22
23 **Adoption of Agenda**

24 *Nancy Potter made a motion to adopt the agenda as presented. Roger Anderson seconded the*
25 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
26 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

27
28 **Approval and Follow-up of Minutes of April 6, 2015 City Council Meeting, Regular and**
29 **Closed**

30 *Both sets of minutes were approved as presented.*

31
32 **Review of Action Items**

33 *There was no action items list for this week.*

34
35 **New Business**

36 Overview presentation, explanation, and discussion on the creation of the Cache Water District.
37 Following the presentation the Council may consider a resolution to allow the citizens of the city
38 to vote on establishing the Cache Water District in the upcoming general election in November.
39 (Bridgerland Water Group)

40 Jim Gass, former Smithfield City Administrator, explained that he was at the council meeting to
41 represent a board that was formed by Cache County to look into the formation of a Water
42 Conservancy District, representing Cache County. He said this came about as a result of the
43 Bear River Development Act, which he further explained in detail, as well as the reason for and
44 function of the board, including helping municipalities preserve, obtain and use their water rights.
45 He said this district will have more power and influence when decisions are made at the state
46 level. He detailed the situation further. He said they are not seeking a vote on a resolution at this
47 meeting on whether or not to form a district to go on the ballot this November; they just want to
48 explain the process for now. He listed various items that would be part of the resolution including
49 who and what form the district; and, the amount that the district can levy in the form of taxes,
50 which is limited by statute, which he further explained. He explained the dynamics of the board,
51 and said they ultimately want it to be comprised of elected officials. He continued to discuss
52 various related items and answer questions from the council. He mentioned the other cities that
53 have passed the resolution, including the cities of Lewiston, Logan, Mendon, and said it will soon
54 be going to Smithfield and Richmond.

55 Mayor Berentzen reiterated to the council that the resolution to be considered does not *create* the
56 district; it just gives the people of the City the opportunity to vote on it.

57 Damon Cann said the council has not yet seen an actual copy of the resolution, which Jeff
58 addressed; and Jim Gass explained that he had received his copy of the one tailored for North
59 Logan City, just thirty minutes before this meeting. Jim also said this did not need to be passed
60 at this meeting; that there is still time to pass it later and still have it done before the county's

61 deadline. He further explained the process for this.

62 Val Potter said there will be seven districts within the Cache County District and also explained
63 how the district will be put together, including with what members; and briefly discussed
64 representation.

65 Damon explained that he is in support of this, but that he just wants the opportunity to review the
66 document before he votes on it.

67 Mayor Berentzen said they will put it on the agenda for the next meeting for a vote [the vote will
68 be on June 1st instead]; and also asked for staff to put it on the website so that the citizens can
69 review it.

70 Kristen Anderson said she feels it is important for North Logan City to participate in this because
71 otherwise, the City doesn't have any influence over this, and commented further.

72 Jim Gass explained that the county did a Water Master Plan in which they reviewed the various
73 cities around the county and projected how soon they would be running out of water based on our
74 current growth and the development we're seeing in the communities. He said it is interesting
75 how fast many of the communities, including North Logan run out of water, when looking twenty
76 to thirty years into the future. He said we need the water here as much as they need it along the
77 Wasatch Front; and that if we don't have the organization in place to preserve, protect and
78 develop that water, we could very easily lose it, and commented further. He further discussed the
79 importance of this for the future of the land in our county.

80 John Bailey said that it makes good sense to allow the citizens to weigh in on this, and asked if
81 anyone had any arguments against allowing the citizens to be part of this. Jim said there are no
82 arguments against the issue of having the citizens included in the process. He also said in order
83 to even form this district, it has to be done with the vote of the public, so it's not even been a
84 discussion point. He said the onus is on us to explain the importance of this to the public.

85

86 Consider adopting an ordinance making proposed zoning changes to the Forest Recreation Zone
87 including the land for the new high school and surrounding areas of public property.

88 Jeff Jorgensen introduced the item and explained the previous discussions on this by the City
89 Council and Planning Commission. He said this is a rezone of the area around the ice center and
90 the new high school area. He displayed a map of the site to further explain the situation.

91 Mayor Berentzen said that when this was reviewed originally, they always knew that there would
92 have to be zoning change once all the land acquisitions were done. He referred to the comments
93 made at the public hearing from some people complaining that this was done "at the last minute";
94 and said that while we *might* have been able to do this a little sooner, they could not do anything
95 prior to knowing exactly the areas that were defined once the project commenced.

96 Jeff further explained some of the original zoning plans, and why they had to wait for some things
97 to occur before doing this. He also said we had to wait, otherwise it would have changed the
98 valuation of the property. He addressed various questions from the council.

99

100 *Damon Cann Potter made a motion to adopt ordinance 16-01 rezoning this area. Nancy Potter*
101 *seconded the motion. A vote was called and the motion passed unanimously with Kristen*
102 *Anderson, Roger Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

103

104 Reconsider and approve a revised flood protection plan for Canyon Gates Subdivision for
105 submission to the US Corps of Engineers.

106 Mayor Berentzen introduced the item and asked Tom Suchoski to address some of the City's
107 issues and concerns. Tom referred to his previous presentation, and discussed the remaining
108 issues the council has, and how they could potentially be managed; and discussed changing the
109 infiltration rate value that goes into the model to address ground infiltration, particularly for the
110 concern regarding a storm event during a time of existing frozen ground. He further discussed
111 potential design elements that could work best, including how to best landscape the steep slopes
112 to allow for reasonable maintenance; as well as working to increase the basin slightly. He also
113 discussed creating designs for better diversion. He continued to detail his presentation on the
114 potential plan for this subdivision, as well as to address additional questions from the council.

115 Nancy Potter asked if the canal companies are okay with this and Tom said the City will be
116 responsible for working with the canal companies. Jim Gass and Jeff Jorgensen addressed this
117 further.

118 Mayor Berentzen and Tom explained the process for moving this forward.

119 Tom continued to address questions from the council and explain the function of the various
120 ponds, including that it is there to handle a problem and assist the City; and said at this point,
121 there is no protection whatsoever if a flood comes down, and explained why this plan will take
122 care of the issues.

123 He continued to discuss various scenarios, from the past, as well as hypothetical situations, and
124 how they have been and will be managed. There was also discussion about how and whether
125 making the basin deeper would help a flood situation, which Tom said would not make a
126 significant change in the storage needs we would be dealing with.

127 Nancy reiterated her concern about the basin not being built large enough, and potentially
128 overflowing the basin in a flood situation, and then having the citizens frustrated with North Logan
129 City for not building it large enough.

130 Mrs. Suchoski (Tom's wife) commented and expressed her thoughts that while there will always
131 be a "bigger" storm to overflow any size of a basin. She said if they build a large enough basin to
132 handle most of it, and include having spillways and other systems that control the water as it goes
133 through, which she said is what FEMA requires; she said she has seen this work time and time
134 again, and commented further.

135 Tom continued his presentation and discussed the process for approving this and how things
136 would move forward; and the discussion continued.

137 Jeff and Tom continued to address various questions.

138 Damon Cann said he wanted to hear comments from Public Works; and also wanted more time
139 to review this before making a decision.

140 Alan Luce thanked Tom for answering the questions that he put together from staff and the
141 council. He said his opinion is that they move forward with the plan in accordance with Tom's
142 presentation and not counting on requiring the "Johnson basin". We would send this revised plan
143 to FEMA. He said he feels the City could still look forward and consider options of either
144 purchasing a portion, or all of the Johnson basin. He said it would be difficult, but thinks it's
145 possible over a long period of time. Per a question from Mayor Berentzen, Alan said he was in
146 favor of flattening the basin out, rather than making it deeper, in order for the basin to be more
147 versatile and usable, which he further explained. There was further discussion about the basin
148 being covered primarily in grass, and Alan said the design that is the one most wanted is one that
149 has grass on the bottom of the basin in order to have play fields; and, natural grasses around the
150 sides to blend into the area of Green Canyon with a good transition, and explained further.

151 Nancy discussed the need for a good plan.

152 Mayor Berentzen said he wants to know how strict the Army Corps of Engineers would be in their
153 evaluation of this and commented further.

154 The discussion regarding various related items continued.

155 Nancy asked if we are doing this so that the developers can put more homes in there. Jeff said
156 that was absolutely not the case. He explained that he was very concerned that the size of the
157 basins had been over-designed; and that the basins, as originally approved, would not be very
158 usable, or easily maintained. He said for these reasons and more that he explained, this is being
159 reviewed to determine what will work best here. He reiterated that this had nothing to do with the
160 developers requesting a change.

161

162 *Damon Cann made a motion to approve this revised flood protection plan for Canyon Gates*
163 *Subdivision for submission to the US Corps of Engineers, contingent on getting an agreement*
164 *with the canal company in place to support collaboration in the way that the City has outlined; and*
165 *also that the developer will work with the City when the time comes to deal with planting in the*
166 *basin and determine how best to work that out. Nancy Potter seconded the motion.*

167

168 Mayor Berentzen said is not the only area the City needs to be concerned with in North Logan;
169 that we have other areas which have water issues that we need to be concerned with.

170

171 *A vote was called and the motion passed unanimously.*

172

173 Consider approval to award the bid for the 400 East waterline replacement in the summer of
174 2016.

175 Alan Luce discussed the previous discussion on this, and presented the paperwork from the other
176 bidders explaining why they weren't able to do these projects, per the council's request. He

177 further discussed the Rupps bid being recommended for approval, and addressed various
178 questions from the council.

179
180 *John Bailey made a motion to approve the Rupps Trucking bid. Roger Anderson seconded the*
181 *motion. A vote was called and the motion passed unanimously with Kristen Anderson, Roger*
182 *Anderson, Damon Cann, John Bailey and Nancy Potter voting in favor.*

183

184 **City Council Work Session Items**

185 **Presentation from Dayton Crites, the new Cache County Trails Coordinator.**

186 Dayton Crites gave a presentation on what his job entails, the benefits of having a trails system in
187 a city, and the various ways he can assist North Logan City in bettering our trails plan, particularly
188 with improving the Bonneville Shoreline Trail. He discussed the importance of having items
189 relating to trails included in our ordinances, and said that he reviewed North Logan City's
190 ordinances and made some recommended changes, which he gave to the City.

191

192 John Bailey said he is very interested in interconnectivity and commented further. He said his
193 other concern is that we need to get it into our ordinances so that we can get "ahead of it",
194 because he said that a lot of our canal trails are "hamstrung" by right-of-way issues; and he would
195 like to lean towards the public's right to have access to these trails, and commented further.

196

197 Nancy Potter said she appreciates Dayton working with North Logan City and commented further,
198 including that she would like see trails connecting all over the valley.

199

200 **2017 Budget Presentations**

201

- Streets Department

202

- Utilities Department (Water and Sewer)

203

Streets Department

204

Alan Luce presented the budget for this department.

205

206 **Utilities Department (Water and Sewer)**

207

Alan Luce presented the budget for these areas, and discussed the various needs. He said the
208 treatment plant is starting to get old, and discussed potentially replacing some of the cells which
209 they may be able to in-house to save quite a bit of money. He also discussed a damaged
210 waterline project that needs to be done.

211

He continued to discuss various items and answered questions from the council. He also
212 discussed that we need to purchase water rights, and also purchase a back-up generator next to
213 the new well.

214

215 **Reports from city officers, boards, and committees**

216

Adam Winger got word this week that the library will be receiving a grant from the Institute of
217 Museum & Library Science that was applied for with USU which will supply \$481K over the next
218 three years. He explained further and said it should take effect July 1, 2016.

219

220

Alan Luce explained the Arbor Day event taking place on Saturday, May 7th. He said that Lee's
221 Trees is going to come and pay for all the planting of the trees and explained further.

222

223

Roger Anderson discussed the blight situation on Elk Ridge west of the canal on 2500 North and
224 some garbage left over by the work being done on the canals. Alan said that is being worked on,
225 and that 100 truck loads, i.e. three-fourths, of the refuse there has already been removed over the
226 last few weeks, and will continue to be. The dumping in and by the green waste bins, including
227 what continues to be done illegally, was also discussed.

228

229

Nancy Potter asked about the status of the RV Park situation. Mayor Berentzen explained the
230 call he received from Steve Taylor's attorney, as well as Mayor's response, which was to
231 essentially say North Logan City is not interested in continuing with this situation. Mayor
232 Berentzen discussed some of the ongoing issues with the RV Park representatives.

233

234

Nancy Potter asked about the Daines house, and Jeff said we haven't proceeded on it at this
235 time.

236

- 237 • Review economic development opportunities
- 238 • A new logo for the city

239 Economic Development

240 Madeleine Waddoups, North Logan City's new Economic Development Coordinator, gave a
241 presentation on how to improve our situation with economic development. She also discussed an
242 upcoming Mayor's luncheon to gather local business owners together, get feedback and
243 determine what they need, and commented further.

244 Nancy Potter suggested getting the North Logan businesses to actually advertise that they are
245 actually *in* North Logan, and not Logan, which some continue to state.

246
247 New City Logo

248 Kristen Anderson discussed the North Logan City sample logos she received from the person she
249 has been working with on this. The council discussed this at length.

250 The council agreed to have Kristen work with her further.

251
252 Russell Goodwin referred to the new Economic Development Coordinator, and discussed the
253 history of the economic development staff in our City and the benefit of a having an economic
254 development board, as we have had in the past. Mayor Berentzen explained that do we have an
255 advisory group, and agreed with Russell that we need do put something together that is
256 committed to working on this more fully, and commented further.

257 Mayor reminded the attendees that the luncheon will be held on Wednesday, April 27th, at 12:00
258 p.m., in the conference room at the North Logan Library Building.

259
260
261 *Nancy Potter made a motion to adjourn the meeting. Kristen Anderson seconded the motion. A*
262 *vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger*
263 *Anderson, Damon Cann and Kristen Anderson voting in favor.*

264
265 The meeting adjourned at: 9:13 p.m.

266
267 Approved by City Council:

May 4, 2016

268
269 Transcribed by: Marie Wilhelm

270
271 Recorded by:



Scott Bennett/City Recorder

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